



## Edmonton Alberta

\$325,000

Stunning Downtown Views! 2 Titled Heated Underground Parking Stalls! This 2-bedroom, 1130+ sqft condo at Claridge House in the sought after Garneau neighborhood offers the ultimate urban lifestyle. Enjoy the convenience of being steps away from the U of A, trendy cafes, upscale dining, and all amenities, with quick access to both Whyte Avenue and Downtown. The spacious layout features a beautifully renovated galley style kitchen with abundant cupboards and granite countertops, a dining area, and a large living room opening to a Private Balcony showcasing Breathtaking north-facing views of the River Valley and Downtown Skyline, plus extra storage space. The Primary Suite boasts a 2-piece ensuite, complemented by a second spacious bedroom, 4-piece bath, and in-suite laundry completing the space. Additional upgrades include premium vinyl plank flooring, baseboards, and kitchen enhancements. Amenities include a social room, and a Fitness Room currently under construction. (id:6769)

Living room 3.71 m X 6.66 m

Dining room 3.09 m X 2.98 m

Kitchen 3.01 m X 3.69 m

Primary Bedroom 5.29 m X 3.43 m

Bedroom 2 4.26 m X 3.05 m

Laundry room 1.84 m X 1.9 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.normcholak.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.